

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Residence System Capital Improvement Transactions
Date: November 6, 2000

Recommended Action:

Authorize Iowa State University to proceed with project planning for the Buchanan Hall Remodeling—Phase 1 and the Elm Hall Remodeling projects.

Executive Summary:

Iowa State University requested, as part of its capital register permission to proceed with two remodeling projects for the residence system. The Board Office removed these items from the register so that the requests would be considered subsequent to the discussion of the Union Drive Neighborhood projects (ISU B-7). The two projects are:

Buchanan Hall Remodeling—Phase 1 project which will convert the existing living areas into suite-style rooms, upgrade the building systems, and provide exterior improvements and new furnishings; and

Elm Hall Remodeling project which will correct fire safety deficiencies, update the bathroom facilities, convert a portion of the existing living areas to suite-style rooms, upgrade the building systems and provide new furnishings.

The budget for each project is expected to exceed \$1 million; the University proposes to fund the projects from Dormitory System Surplus Funds. Should the Board grant permission to proceed with planning, the University will return to the Board for approval of architectural agreements and project descriptions and budgets. The proposed schedule for each project will result in the completion of the work for occupancy in the fall 2002 semester.

A map of the Richardson Court neighborhood, which shows the location of Buchanan Hall and the Oak-Elm residence complex, is included as Attachment A (Buchanan Hall is located in the southwest area of the map, the Oak-Elm complex is located in the north central area).

Background and Analysis:

Buchanan Hall Remodeling—Phase 1

Source of Funds: Dormitory System Surplus Funds

Project Summary

<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed	Nov. 2000	Requested

This project will begin the remodeling of the Buchanan Residence Hall, which was constructed in 1964 and is located south of the main campus area near Lincoln Way and Ash Avenue. The facility consists of approximately 94,000 square feet of space and currently houses 320 graduate students. The living areas currently consist of single and double occupancy-style rooms that share a common bathroom. The proposed project will convert these areas into more spacious suite-style rooms for single and double occupancy with private or shared baths.

The project will enhance the University's ability to satisfy student needs, provide improved program space to enrich the student learning and living experience, and make Buchanan Hall a more appealing residence hall facility. The project was listed as a future project in the Department of Residence Master Plan Progress Report presented to the Board in July 2000; however, a specific timeline for undertaking the project was not identified.

The renovation project is based on the recommendations of a feasibility study completed by the architectural firm of Wells Woodburn O'Neil; the agreement for the study was approved by the Board in June 2000. The study identified building deficiencies and recommended upgrades, and provided schematic design services, construction cost estimates, and a life-cycle cost analysis for the recommended upgrades. This study provided recommendations for remodeling the facility to provide more desirable student room layouts.

The initial phase of the project will include the determination of the building areas to be remodeled and development of the first phase of work. In addition to remodeling the living areas, improvements will include the installation of new mechanical, electrical and plumbing systems; exterior facade repairs to enhance the performance of the exterior building envelope; and the purchase of new furnishings.

Elm Hall Remodeling

Source of Funds: Dormitory System Surplus Funds

Project Summary

<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed	Nov. 2000	Requested

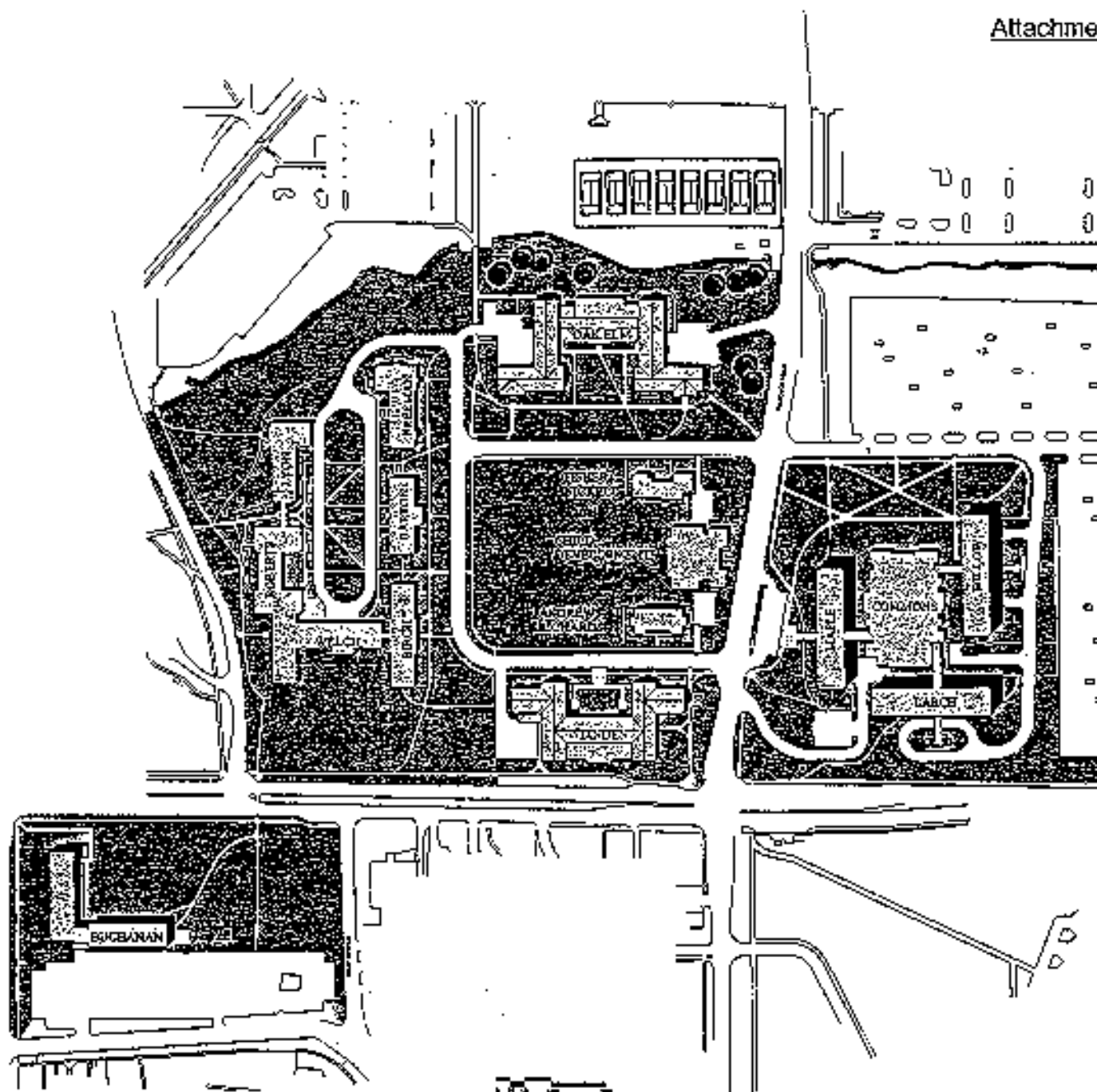
This project will remodel Elm Residence Hall, which was constructed in 1938. The building is one component of the three-building Oak-Elm residence complex located in the east campus area. The complex consists of approximately 137,000 square feet and houses approximately 430 students.

The proposed project will correct fire safety and building code issues, repair and update the bathroom facilities, and convert a limited number of existing rooms to suite facilities with private bathrooms. In addition, the project will update the heating, ventilating and air conditioning systems; correct electrical deficiencies; install a state-of-the-art telecommunications system; provide new furnishings; and create program space to support living and learning opportunities for the residents of the facility.

The fire safety and shower improvements were identified as FY 2001 projects in the Department of Residence Master Plan Progress Report presented to the Board in July 2000.


Sheila Lodge

Approved: 
Frank J. Stork



RICHARDSON COURT

IOWA STATE
UNIVERSITY

Residence Department Existing Site Plan

Brailsford & Dunlavey / RDG Bussard Dikis / Thomas Riecke Associates

